



**Halidon Way, Billingham TS23 3NS**

**welcome to**

**Halidon Way, Billingham**

Property Address:12 Halidon Way, Billingham, TS23 3NS. We advise that an offer has been made for the above property in the sum of £69,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: Manners & Harrison.



### **Entrance Porch**

Double glazed door to side, large storage space, door into kitchen.

### **Kitchen / Diner**

17' 9" x 10' 1" ( 5.41m x 3.07m )

White wall and base units with roll edge work tops, part tiled walls, stainless steel sink and drainer with mixer tap, space for dining table, 2 radiators, double glazed window to front and rear, archway to lounge, door to inner hallway.

### **Lounge**

14' 8" max x 11' 9" ( 4.47m max x 3.58m )

Double glazed window to front, radiator.

### **Inner Hallway**

Stairs to first floor, radiator, double glazed window to rear, built in understairs storage cupboard, door to WC.

### **Cloakroom**

Double glazed window to rear, low level WC, wash hand basin with mixer tap.

### **First Floor Landing**

Double glazed window to rear, loft access, 2 door built in storage cupboard.

### **Bedroom 1**

12' 3" x 10' 3" not including entrance ( 3.73m x 3.12m not including entrance )

Double glazed window to front, radiator.

### **Bedroom 2**

12' 4" x 9' 3" ( 3.76m x 2.82m )

Double glazed window to front, radiator.

### **Bedroom 3**

9' 7" max x 7' 1" max ( 2.92m max x 2.16m max )

Built in storage cupboard housing Worcester combination boiler, double glazed window to rear, radiator.

### **Bathroom**

Panel bath and mixer tap with shower attachment over, pedestal wash hand basin, low level WC, part panelled walls, vinyl flooring, double glazed window to rear.

### **Externally**

#### **Front Garden**

Fenced and wrought iron borders, laid to lawn.

#### **Rear Garden**

Enclosed and not overlooked to the rear, laid to paving and stone chips, gated access to unallocated parking to rear.



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## Halidon Way, Billingham

- NO ONWARD CHAIN
- CLOAKROOM
- UNALLOCATED PARKING TO REAR
- EXCELLENT POTENTIAL
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BIL109382 - 0005

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**manners & harrison**



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